

011.A

Map

0001

Block

0403.0

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised: 331,000 /

USE VALUE: 331,000 /

ASSESSed: 331,000 /

Total Card /

Total Parcel

331,000

331,000

331,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		PLEASANT ST, ARLINGTON

Unit #:

403

Owner 1:	BRENTWOOD REALTY PARTNERS LL	
Owner 2:		
Owner 3:		
Street 1:	60 PLEASANT ST #G12	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry
Postal:	02476	Own Occ: N
	Type:	

OWNERSHIP

Owner 1:	CARR DAVID W/EXECUTOR -
Owner 2:	ESTATE OF DAVID P WILFERT -
Street 1:	4 NEWMAN WAY
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER

Owner 1:	CARR DAVID W/EXECUTOR -
Owner 2:	ESTATE OF DAVID P WILFERT -
Street 1:	4 NEWMAN WAY
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1971, having primarily Brick Veneer Exterior and 716 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6031																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	331,000			331,000
Total Card	0.000	331,000			331,000
Total Parcel	0.000	331,000			331,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:	462.29	/Parcel:	462.29

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	331,000	0	.		331,000		Year end	12/23/2021
2021	102	FV	326,400	0	.		326,400		Year End Roll	12/10/2020
2020	102	FV	317,200	0	.		317,200	317,200	Year End Roll	12/18/2019
2019	102	FV	268,000	0	.		268,000	268,000	Year End Roll	1/3/2019
2018	102	FV	221,900	0	.		221,900	221,900	Year End Roll	12/20/2017
2017	102	FV	206,500	0	.		206,500	206,500	Year End Roll	1/3/2017
2016	102	FV	206,500	0	.		206,500	206,500	Year End	1/4/2016
2015	102	FV	186,400	0	.		186,400	186,400	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARR DAVID W/EX	61727-307		5/2/2013	Mult Lots	12,465,000	No	No		
WILFERT DAVID P	61727-298		5/2/2013	Mult Lots	99	No	No		
	18071-350		4/1/1987			No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/11/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

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DISCLAIMER

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

**AssessPro** Patriot Properties, Inc